



SAVE PITT RACE

A Community Note To the Big
Beaver Borough Council

To the Big Beaver Borough Council:

This document provides community feedback and factual analysis regarding the potential redevelopment of Pittsburgh International Race Complex (Pitt Race). It is intended to serve as a resource for the Council by presenting data on two scenarios:

- The importance and continued operation of the existing motorsports facility.
- Possible and speculative development of a (giga/hyperscale) data center.

The sections below present economic data, community feedback, and a risk assessment of data center development based on documented case studies and industry facts.

The Value of Pittsburgh International Race Complex: An Economic and Community Asset

Pittsburgh International Race Complex (Pitt Race), previously BeaverRun, has been a destination for racers and motorsport enthusiasts alike since 2002. Under current ownership, Pitt Race has grown to be a top-tier motorsports venue, often **regarded as one of the top motorsports facilities in the country**. With national recognition, hundreds of thousands of participants and spectators have visited Big Beaver Borough for a diverse set of motorsports activities including:

- Pittsburgh Vintage Grand Prix Historics (since 2004; part of the Pittsburgh Vintage Grand Prix¹ that draws 100k+ spectators annually, donating over \$7 million to charity²²)
- General Motors launched the press-release C8 Corvette Z06 in 2022²¹
- Sanctioned Racing and Autocross (SCCA, NASA, GridLife, MotoAmerica)
- High Performance Drivers Education and Track Days (SCDA, AutoInterests, Chin Track Days, HOD, N2 Track Days, Clubloose Drifting, Pitt Race)
- Karting (PRKS, Endurance/ProCup Karting)

With the unexpected closure announcement on October 1, there are concerns regarding the void that will be left for the tri-state motorsports community, and its impact on Pitt Race employees and local businesses. A “Save Pitt Race from closure” Change.org petition, is dedicated to finding a path to keep Pitt Race operational for 2026 and beyond.² Here is a small percentage of comments shared from the community:

- “Pittsburgh international race complex has been a **home, a school and a business that contributes to the continuation of motorsports**. It is a crucial component of our community and should not be torn down.” – Daniel
- “I’ve been coming to Pitt Race with my husband ever since it was Beaver Run. I loved to watch him race. Now, in recent years, we’ve been **bringing our son to Karting. It has brought our racing family many enjoyable** moments. I really hate to see it close. Our family is going to miss it!” – Trisha
- “The closure of this track and facility impacts more than the racers and hobbies. It **directly affects the county's income** and surrounding businesses. Furthermore, it affects family’s incomes in livelihoods that have been elevated from the presence of such a facility” – Justin

- "This track is the **lifeblood of the community**. It brings hundreds of thousands of people to the area every year. **No corporate business is going to generate that much revenue. Without PittRace, people and businesses will suffer and close.** Not to mention the charities and other organizations who rely on events there. Such a major loss for the community, the city and surrounding areas,..." – Max
- "I race in AER, Lemons... I travel all over the East coast and to Pitt and will be Mid-O. Pittsburgh International is my absolute favorite track to race at. I tow 10hrs each way to get there. The facilities are awesome, the people are great! Dave's BBQ is the best brisket I have ever had and look forward to it, almost as much as the track! ... Doug Weaver at Race Protocol at the bottom of the hill, built a race business that supports the track and everyone traveling to it... . We go out to **eat at several of the restaurants in Ellwood** while we are there. We **spend hundreds on gas from the corner gas station in town, in addition to snacks, drinks and ice. I stay in Monaca** when I come to race and spend money there as well. Often staying for back to back weekends each year and go out each night for food and spend money locally for a week and a half. If there is any way to keep this track, please make it happen!!!" – Steve
- "...this would be short sighted to close and demolish Pennsylvania's only true road course. ... **Pitt Race enriches tens of thousands of people's lives** every year, traveling from all across the country to attend events. To enjoy a sport that helps people channel that need for speed into fun and safe competition." – Peter
- "I organize a student racing competition called the Pittsburgh Shootout. It is a non-profit educational event that enables college students to learn about engineering design, project management, and racing as an extracurricular activity. We have hosted the event at PIRC for a decade. The University of Pittsburgh Formula SAE team founded the event back in 2016, and it has grown to attract over 40 participating schools from the United States, Mexico, and Canada. **Every part of our non-profit's operations has been designed with PIRC in mind:** investment in equipment, design of the race experience for the students, usage of the garages and event center for educational seminars, technical inspections, and networking events. Our relationship with the PIRC management staff and all their employees has been incredible. They've been a massive ally to our cause in soliciting sponsorship, accommodating the unique needs of the students and their racecars, and promotion of the event. This loss will negatively impact our organization and all the university students we serve. They come from schools such as: **University of Pittsburgh, Carnegie Mellon University, Penn State, West Virginia University, University of Akron, The Ohio State University, Rochester Institute of Technology, University of Maryland, University of Michigan, University of Cincinnati,** and so much more." – Emily

Economic Impact Data

According to a 2025 economic impact report from Performance Racing Industry (PRI) and the Specialty Equipment Market Association (SEMA), the motorsports industry generates the following for Beaver County; with a primary contributor being Pitt Race:

- **Total Economic Output in Beaver County:** \$19.25 million annually
- **Jobs Supported:** ~100+ direct local jobs (not factoring other businesses who increase staffing to support motorsports-related events)
- **Wages & Benefits:** \$6.25 million annually

Source: PRI/SEMA 2025 Economic Impact Report ³

**2025
ECONOMIC
IMPACT
REPORT**

PENNSYLVANIA BEAVER COUNTY

\$19.25 MILLION

TOTAL
ECONOMIC
OUTPUT

98

TOTAL
JOBS

\$6.25 MILLION

TOTAL
WAGES &
BENEFITS

PENNSYLVANIA

\$2.22 BILLION

TOTAL
ECONOMIC
OUTPUT

10,957

TOTAL
JOBS

\$724.33 MILLION

TOTAL
WAGES &
BENEFITS

\$251.34 MILLION

TOTAL
TAXES
PAID



Data Center Development: Risk Assessment

On September 16, 2025, a zoning definition change occurred that affects the parcel that Pitt Race sits on, along with parcels surrounding it; the amendment expanded zoning to include data centers. With this change occurring two weeks prior to Pitt Race's closure announcement, there are rising concerns that a data center is planned for the area.

A review of data center projects in other communities reveals a consistent pattern of economic and environmental impacts that should be considered, some of which directly contradict the 2024 Beaver County Comprehensive Plan.⁴

Public engagement levels suggest a significant disparity in community priorities. The "Save Pitt Race" petition has over **8,200 verified signatures**, while the Beaver County 2024 Comprehensive Plan Survey received responses from **less than 1% of the county's residents**.^{2,4}

Economic Impacts: Utility Costs and Job Creation

- **Utility Rate Increases:** The significant energy required by data centers necessitates costly grid infrastructure upgrades. These costs are typically socialized across the entire consumer base, leading to higher electricity bills for residents and local businesses. **In the PJM Interconnection grid, which serves Pennsylvania, an estimated 63% of electricity price increases in 2023 were driven by data centers.**⁵ In Virginia, where data centers consume a quarter of the state's power, "electric prices are continuously rising" for all residents. Some citizens saw an increase of up to 3-times their pre-datacenter electric bill.^{6,7}
- **Long-Term Job Creation:** Data centers are highly automated facilities. While construction provides temporary employment, long-term operational roles are minimal and often highly specialized, with similarly sized data centers employing as few as 10-20 local employees. This contrasts with the existing local jobs currently supported by Pitt Race and other local businesses.

Environmental Impacts: Water, Noise, and Pollution

- **Water Consumption:** A single large data center can consume up to **5 million gallons of water per day**, equivalent to the water use of a town with up to 50,000 people.⁸ This level of consumption places a significant strain on local water supplies and infrastructure.
- **Noise and Air Pollution:** Data centers operate 24/7 and require large fleets of backup diesel generators. These generators are often classified as "emergency" units, exempting them from the EPA's strictest Tier 4 emissions standards and allowing them to operate under older, less stringent Tier 2 or Tier 3 regulations.⁹ A single data center can **have tens to hundreds of these "emergency" generators** that are realistically used any time the grid cannot provide enough power.
 - **Noise:** **A single diesel generator of this type can produce noise levels exceeding 100 decibels.** We are aware that the management of the track dealt with several noise complaints, even as recent as this summer. How would the Big Beaver community respond to more frequent and constant noise?¹⁰
 - **Air Quality:** The exhaust from these less-regulated engines releases fine particulate matter and gasses, which are linked to airborne illnesses and increased cancer risk in

- surrounding communities.¹¹
- **Wildlife Impact:** Given these facilities operate 24/7, the significant noise and light pollution often disrupt natural behaviors of wildlife (especially nocturnal), including their patterns for hunting, mating, and migration.

Long-Term Considerations

- **Technological Obsolescence:** The operational lifespan of data center technology is short, with facilities often considered obsolete in as little as three to seven years. This rapid obsolescence cycle creates a risk for communities that grant long-term tax abatements (often 10-50 years), as a facility could become economically unviable long before the tax incentive period expires, potentially leaving the community with a large, abandoned industrial site and a loss of tax revenue. What would Big Beaver's redevelopment plan be should a Data Center close, to recuperate the lost jobs and tax revenue?¹²
- **Lack of Transparency and Expansion:** The data center industry frequently utilizes non-disclosure agreements (NDAs) and anonymous shell companies to acquire land and permits before the public is aware of the project's full scope. An initial approval for a "data center" can also serve as a foothold for future expansion into a much larger "hyper-center" or "giga-center" complex.

Precedents and Policy Recommendations

Other communities have successfully established frameworks to manage the impacts of large-scale industrial development. The following actions represent a potential path for Big Beaver Borough.

Precedents in Community Action

- **Norton (Akron), Ohio:** Quantum HPC withdrew its proposal of a 90-acre site data center "Project Triton", after persistent objections from neighborhood groups and questions about environmental safeguards, which weighed heavily in the council's vote.¹³
- **Caledonia, Wisconsin:** Microsoft canceled its planned "Project Nova" data center after organized local opposition. The company's official statement cited community feedback as the reason for its withdrawal.¹⁴
- **Union Township, Indiana:** QTS Data Centers withdrew a proposed \$2 billion data center campus after hundreds of residents voiced opposition regarding the project's location, resource consumption, and environmental impact.¹⁵

Recommended Actions for the Council

1. **Demand for Transparency:** The Council can pass a formal resolution requesting that the prospective buyer of the property publicly disclose their identity and development intentions.
2. **Development Moratorium:** A temporary moratorium on permits for large-scale industrial development would provide the Borough time to conduct a thorough review of its ordinances and legal framework.
3. **Ordinance Review:** A review of the Borough's Zoning Ordinance and Subdivision and Land Development Ordinance (SALDO) can identify existing language related to public health, safety, and environmental protection that may be applicable to this type of industrial use.
4. **Adopt a Community Benefits Ordinance (CBO):**^{16,17,18,19,20}
A CBO is a local law that establishes a mandatory public process for large development projects, requiring developers to negotiate a package of community benefits and protections with a resident-led council. This creates a permanent, legally-binding framework for any future large-scale development. Key provisions in a Community Benefits Agreement (CBA) negotiated under such an ordinance could include:
 - **Strict Environmental Controls:** Enforceable limits on noise (e.g., a maximum of 55 dBA at the property line after certain hours), ceilings on water usage, and a ban on outdated Tier 2 diesel generators of large capacity.
 - **Economic Protections:** A "clawback" provision requiring the developer to repay tax abatements if job promises are not met, and a stipulation that the developer pays for all necessary infrastructure upgrades.
 - **Decommissioning Bond:** A requirement for the developer to post a bond to cover the full cost of demolition and site remediation in the event of abandonment, protecting taxpayers from future liability.

Conclusion

The continued operation of Pittsburgh International Race Complex represents a known economic benefit, supporting local jobs and businesses while providing significant community and recreational value. The alternative, a hyperscale data center, comes with documented risks including increased utility costs for residents, minimal long-term job creation, and significant environmental impacts on water, air, and noise levels.

Based on this evidence, we recommend the Council take proactive steps to preserve the existing asset and implement a thorough policy framework, such as a Community Benefits Ordinance, to ensure any future development aligns with the long-term economic and environmental health of Big Beaver Borough.

End Notes and Links

1.	Pittsburgh Vintage Grand Prix Motorsport Festival https://www.visitpittsburgh.com/blog/pittsburgh-vintage-grand-prix/		9	A Guide to EPA Tier Ratings and Standards for Generators - Woodstock Power https://woodstockpower.com/blog/overview-of-generator-epa-tier-ratings/	
2.	Save Pitt Race from closure https://www.change.org/p/save-pitt-race-from-closure		10	A Guide To Industrial Generator Noise Regulations https://turnkey-industries.com/a-quick-guide-to-industrial-generator-noise-regulations	
3	2025 Motorsports Economic Impact Report by PRI https://stats.performanceracing.com		11	Diesel pollution from data centers - Washington State Department of Ecology https://ecology.wa.gov/air-climate/air-quality/data-centers	
4	2024 Beaver County Comprehensive Plan https://www.beavercountypa.gov/getmedia/11151f12-3793-4cbf-985e-83b424bcaeff/Beaver-County-Comp-Plan_6-27-24.pdf		12	Local leaders see data centers as revenue boon, but critics say subsidy programs undermine those efforts - WPR https://www.wpr.org/news/wisconsin-data-centers-revenue-tax-subsidy-microsoft	
5	2025/2026 Independent Market Monitor for PJM https://www.monitoringanalytics.com/reports/reports/2025/IMM_Analysis_of_the_20252026_RPM_Base_Residual_Auction_Part_G_20250603_Revised.pdf		13	Massive data center proposal on former mine site in Norton is not moving forward https://www.beaconjournal.com/story/news/2025/10/17/data-center-proposal-at-norton-mine-site-not-moving-forward/86746265007/	
6	Data Centers Are Already Increasing Your Energy Bills https://blog.ucs.org/mike-jacobs/data-centers-are-already-increasing-your-energy-bills/		14	Microsoft cancels plans for data center in Caledonia, Wisconsin - DCD https://www.datacenterdynamics.com/en/news/microsoft-cancels-plans-for-data-center-caledonia-wisconsin/	
7	Consumers End Up Paying for the Energy Demands of Data Centers https://www.law.georgetown.edu/environmental-law-review/blog/consumers-end-up-paying-for-the-energy-demands-of-data-centers-how-can-regulators-fight-back/		15	Concerns over location driving data center pushback in many Indiana communities https://indianaeconomicdigest.net/MobileContent/Most-Recent/Lake/Article/Concerns-over-location-driving-data-center-pushback-in-many-Indiana-communities/31/198/119523	
8	Data Centers and Water Consumption Article EESI https://www.eesi.org/articles/view/data-centers-and-water-consumption		16	Community Benefits Ordinance City of Detroit https://detroitmi.gov/departments/planning-and-development-department/community-benefits-ordinance	

17	What Are Community Benefits? https://static1.squarespace.com/static/52d06637e4b03daab13b67f6/t/66c4b312053ec4692e9579bb/1724166930549/Community+Benefits+101.pdf			Exposing The Dark Side of America's AI Data Center Explosion https://www.youtube.com/watch?v=t-8TDOFqkQA	
18	Community Benefits Menu https://static1.squarespace.com/static/52d06637e4b03daab13b67f6/t/66c4b2c84d713a457b5be596/1724166856968/Community+Benefits+Menu.pdf			I Live 400 Yards From Mark Zuckerberg's Massive Data Center https://www.youtube.com/watch?v=DGjj7wDYail	
19	Community Benefits Ordinance Process https://cityofpysilanti.com/DocumentCenter/View/3307/City-CBO-PResentation			We Found the Hidden Cost of Data Centers. It's in Your Electric Bill https://www.youtube.com/watch?v=YN6BEUA4jNU	
20	Southwestern Pennsylvania Community Benefits https://issuu.com/x7qsebjueaw3dm/docs/community_benefits_fr=sNTk00TY0Mji0Nzl			I Live Next To Amazon's Largest Data Center. They're Stealing Our Water https://www.youtube.com/watch?v=jkaYyysYhA	
21	General Motors launches Corvette press car at Pitt Race https://www.outmotorsports.com/2022/10/first-drive-2023-chevy-c8-corvette-z06/			Noise comparisons: Neighborhoods with and without data centers https://www.youtube.com/watch?v=UYSIyn0Ndts	
22	Charity donations from PVGP https://pvgp.org/charity-donation/				